Subject: This week from CCA (CCA Delivers - March 16, 2017) From: "Central City Association" < jdanganan@ccala.org>

Date: 03/16/2017 05:29 PM

To: "Nick Griffin" <ngriffin@downtownla.com>

**CCA Delivers** 

CCALA.org March 16, 2017



- HOUSING, LAND USE & DEVELOPMENT COMMITTEE
- MEASURE JJJ IMPLEMENTATION
- SIXTH STREET PARC

## Housing, Land Use & Development Committee

On Wednesday, CCA members heard about City Planning's budget for 2017/2018, updates on the Downtown Design Guidelines (DDG), and Assembly Bill (AB) 1506, which proposes to repeal the Costa-Hawkins Rental Housing Act.

The Department of City Planning's 2017/2018 budget proposes an increase in funding in order to update the City's Community Plans on a six-year cycle. A 2% increase in the development surcharge from \$5 for every \$100 in planning application fees to \$7 for every \$100 would pay in part for the accelerated Community Plan schedule. There is also a fee study pending that will raise permit fees in order to be full-cost recovery. The study concluded that the City is capturing about 74% of the associated costs from permit fees. CCA supported the increase in the development surcharge and will review the fee study. In order to support the growth of DTLA, City Planning must be a high functioning department with the necessary staff and up-to-date community plans. Click here to view the full presentation.

City Planning also spoke on the restructuring of the department in order to provide more efficiency to the development process in conjunction with the Department of Building and Safety. To name a few of the changes: the City Attorney will expand the number of attorneys who would review EIRs, City Planning will soon release a Request for Qualifications for the City's EIR consultant bench list, the Project Planning Bureau will house three full-service project planning teams, and a pre-application phase will be implemented in order to ensure applications are complete before handing the project off to a case manager.

The DDG are currently being updated. The new guide will include different street treatments for different districts and uses, and the new standards will be contextsensitive. Transit-oriented development, sustainability, carbon footprint reduction, smart/compact growth, green building, and complete streets will also be integrated.

# **EVENTS CALENDAR**

### **CCA EVENTS**

**TUESDAY, MARCH 21** 

**CCA MEMBERS SOIREE TEN50 Amenities Deck** 

THURSDAY, MAY 11 11:00 - 1:30 p.m.

CCA'S 23RD ANNUAL TREASURES LUNCHEON

Westin Bonaventure Hotel & Suites

### **MEMBER EVENTS**

**SATURDAY, MARCH 25** 

CHMC'S HEART OF THE CITY 5K California Hospital Medical Center

**TUESDAY, MARCH 28 &** WEDNESDAY, MARCH 29

ACCESS SACRAMENTO LA Area Chamber of Commerce

### □ COMMITTEE **CALENDAR**

WEDNESDAY, MARCH 29 8:30 - 10:00 a.m.

### **DTLA 2030**

Topics: Senate Bill 384: Alcoholic Beverages & Hours of Sale: Emergency Preparedness, LATTC

Special Guests: Don Perata & Bridget Boyd, Brownstein Hyatt Farber Schreck, LLP: Larry Frank, President. LATTC; Aram Sahakian, Brent Woodworth and Larry Meyerhoffer,

1 of 4 03/16/2018 05:59 PM It will also consider changes in City policy including: re:code L.A., DTLA 2040, Above-Grade Parking Policy, Bicycle Parking Ordinance, Civic Center Master Plan, and the Park 101 Phase 3 Study. In addition, it will take into account the dissolution of the Community Redevelopment Agency and new infrastructure like the Regional Connector. The DDG are expected to be heard at City Planning Commission in June and CCA will convene a working group to review the update. Click here to view the full presentation.

Last month, AB 1506 was proposed to repeal the Costa-Hawkins Rental Housing Act. Costa-Hawkins is State law that limits cities from applying rent control to buildings constructed post-1995. Additionally, if a City already has rent control, it limits them from expanding the applicable date. For example, in L.A. rent control only applies to buildings built before 1978 and Costa-Hawkins maintains this. The committee voted to oppose AB 1506, as it would discourage housing construction and devalue homes.

CCA thanks **Craig Weber**, **Lisa Webber**, **Jan Zatorski**, and **Simon Pastucha**, Department of City Planning; and **Beverly Kenworthy**, California Apartment Association, for their presentations and remarks.

### **Measure JJJ Implementation**

This week, City Planning released the Transit-Oriented Communities Affordable Housing Incentive Program Guidelines (TOC Guidelines) and the Affordability Gaps Study. Both can be reviewed at: <a href="https://planning.lacity.org/ordinances/">https://planning.lacity.org/ordinances/</a>/<a href="https://planning.lacity.org/ordinances/">https://planning.lacity.org/ordinances/</a>///ProposedOrdinances.htm.

The TOC Guidelines are tentatively scheduled for City Planning Commission on May 11 and are being circulated for 30 days for public comment. Measure JJJ contained a provision that required the City to produce these guidelines to establish incentives for residential and mixed-use projects within ½ mile of a major transit stop. The goal of the guidelines is provide additional incentives to make the inclusion of on-site affordable housing feasible. In order to utilize the guidelines a project must include at least five residential units and provide on-site affordable housing at one of the following levels: 7% extremely low income, 11% very low income or 20% low income. The TOC guidelines have a tiered structure, which provides the greatest incentives to projects by a Metro Rail Stop.

Per Measure JJJ, the Affordability Gaps Study establishes the in-lieu fee for projects that elect to pay a fee instead of providing affordable housing onsite. For both rental and for-sale projects, the fee is 1.1 times the number of affordable units the developer would be required to provide, multiplied by the affordability gap. For example, a project that is subject to Measure JJJ and chooses to pay the in-lieu fee instead of providing 5% of the units very low-income and 15% of the units low-income, the fee would be as follows: \$43,695 per studio unit, \$46,350 per one-bedroom unit, \$51,313 per two-bedroom unit and \$56,965 per three bedroom unit. The study concluded that the for-sale project in-lieu fee will have to be determined on a case-by-case basis since it is based on the 37 Community Plan

**Emergency Management Department** 

# □ ( CCA MEMBERS IN THE NEWS

"My mother and three of my grandparents were refugees who found shelter in America, so we're really kind of new here. L.A. is my adopted home and I have come to love its challenges and the talents of its people." Dan Rosenfeld, SunCal. Los Angeles Times, March 12, 2017. "Dan Rosenfeld has done well as a developer — and answered the call of public service."

"There has to be some non-monetary satisfaction for a developer to get out of this project, and we're missing that right now. Whether it's a big donor that can give to the school, or a property owner that understands this bigger goal of Downtown and tries to help even if they don't get top dollar." Simon Ha, Steinberg. Downtown News, March 13. "Metro Charter School Still Can't Find a Home."

"Having been doing this for as long as I have, I have not seen a year where there has been such dramatic growth." Carol Schatz, Downtown Center BID. Downtown News, March 13. "Report Finds Big Downtown Growth in 2016."

"The experience of being homeless is challenging and traumatic, but it is especially difficult as a woman, when every evening can seem like a nightmare. On any given night, there are 14,500 women homeless on the streets. We have to address this, and the problem is getting worse." G. Michael Arnold, Midnight Mission. Downtown News, March 13. "Skid Row's Midnight Mission Now Has Overnight Shelter for Homeless Women."

"I think it's the future. More and more we expect our personal, social and business lives to move smoothly together. The point of having a dog is that you want to have him around." Christopher Rising, Rising Realty. Los Angeles Times, March 14, 2017.

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areas and average home prices. Measure JJJ calls for the fees to be updated every two years.

"Every day is bring your dog to work day at more and more L.A. offices."

For more information, please contact CCA's Vice President of Public Policy, <u>Marie</u> Rumsey.

### Sixth Street PARC

Share your ideas on the new Sixth Street PARC by filling out this online survey and telling the City of Los Angeles what you would like to see and do in the new park. The Sixth Street PARC, a project of the City of Los Angeles Bureau of Engineering, will be a 12-acre park underneath the new Sixth Street Viaduct on both the Boyle Heights and Arts District sides of the Los Angeles River. Construction of the park will be coordinated with viaduct construction, which is expected to be completed at the end of 2020. The deadline for submitting your survey is March 19, 2017.

For more information on the Sixth Street PARC and the Sixth Street Viaduct, please visit <a href="http://www.sixthstreetviaduct.org">http://www.sixthstreetviaduct.org</a>.

# Member Surveys: CCA's Advocacy Agenda and New Year Member Survey

It is a top priority for Jessica Lall, CCA's new President & CEO, to hear directly from our members. Please take a moment and fill out the following surveys:

- Advocacy Agenda Survey: Your feedback will help us determine legislative priorities for the year based on what issues are important to you and your company.
- New Year Member Feedback: Your feedback will help us craft relevant programming that meets your objectives.
- <u>CCA Committee Meetings</u>: For Business Advocacy, Executive & Premier-level members only. Tell us how to improve our committee meetings and what topics to cover this year.

### □ NEW MEMBERS

- Fineman West & Company
- Marathon Communications
- Officine BRERA

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### **CCA PROMOTION**

Congratulations to Marie Rumsey who was recently promoted to CCA's Vice President of Public Policy. In this role she will continue to advance CCA's policy agenda to promote a vibrant Downtown and investment in the region.

#### **CCA CAREERS**

CCA is seeking a *Director of Public Policy* and *Director of Communications* to join our office in the heart of DTLA. These at-will positions offer an excellent opportunity to be a part of Downtown's transformation into the region's center for growth. The candidates will play a vital role in shaping the policies that will support new development, the necessary infrastructure improvements and quality of life enhancements to advance Downtown. To read the full job descriptions please click here.

### Connect with CCA

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